



\$293,619.00

2812 MADISON DR, CONROE, TX 77304, USA

<https://test.houston-re.com>



Ready Now! Love where you live in Madison Bend in Conroe, TX!
Conveniently located 1.5 miles off I-45 and N FM 3083 W –
homeowners enjoy a low property tax rate and close proximity to
Lake Conroe and The Woodlands! The Shannon Plan is a spacious
2-story home with 3 bedrooms, 2.5 bathrooms, FLEX AREA, [...]

Rooms & Units Description



Property title: 2812 Madison Conroe Texas 77304

Room Description: Family Room,Kitchen/Dining Combo,Utility Room in House

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

Open House Public Count: 2

HOA Mandatory: 1

Original List Price: 293619.00

Room Count: 7

Bed Room Description: En-Suite Bath,Primary Bed - 2nd Floor,Walk-In Closet

Open House Public Upcoming: Public: Sat Jul 29, 1:00PM-3:00PM

Photo Count: 32

Additional School: CRYAR INTERMEDIATE SCHOOL

Completed Construction Date: 2023-01-01

Property Details

Parcel Number: 6971-02-08600

Lot Dimention: 43x110

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 139.82

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot

Style: Traditional

Builder Name: LEGEND HOMES

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Ownership: Full Ownership

Utility District: 1

Property Features



Interior: Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Oven Type: Freestanding Oven

Water Sewer: Water District

Microwave: 1

Siding: Brick,Cement Board

Tax Rate: 2.88 **Other Mandatory Fee:** CAP.FEE (ONE TIME ONLY AT CLOSING)
Fee Other: 1 **Fee Other Amount:** 375

Baths Full: 2 **Baths Half:** 1
Year Built Src: Builder

Area: 19

School District: 11 - Conroe

School Elementary: GIESINGER ELEMENTARY SCHOOL

School High: CONROE HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77304

County Or Parish: Montgomery

Directions: Traveling I-45 North, exit FM 3083 and make a left. Make a right at Teas Nursery Road and travel approximately 1.5 miles and Madison Bend will be located on your left hand side.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Madison Bend

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: LOT 3 BLK 4 MADISON BEND SEC. 2

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures

Exemptions: HOMESTEAD

Range Type: Freestanding Range

DOM: 151

Courtesy of

List Office Name: Legend Home Corporation

